

# **Parks Master Plan**

## **Otay Ranch Freeway Commercial North Sectional Planning Area**

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*Project Sponsor:*  
**Baldwin & Sons**  
610 West Ash,  
Suite 1500 San  
Diego, CA 92101  
Contact: Nick  
Lee  
(619) 234-4050

## I. Purpose

- A. This SPA Parks, Recreation, Open Space and Trails Master Plan (“SPA Park Master Plan”) identifies and describes park, recreation, open space and trail facilities and implementation for Otay Ranch Villages. This Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. This Plan also meets the goals, policies and requirements of the City of Chula Vista Parks Master Plan (November 12, 2002). This Plan incorporates both SPA and Tentative Map level requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of the SPA Plan area.
- B. Regulatory Framework: The provision and implementation of parks and open space in the SPA Plan area is regulated by the following:
1. Chula Vista Municipal Code - SPA Plans:  
Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:
    - Land Uses
    - Parks
    - Open Space
  2. Chula Vista Municipal Code - Park Lands and Public Facilities  
Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.
  3. Otay Ranch General Development Plan (GDP)  
The GDP requires specific identification of park, recreation and open space provisions at the Sectional Plan Area (SPA) Plan level. The SPA requirements are:
    - Provide a Parks Master Plan
    - Identify and reserve specific sites.
    - Identify equipment needs.
    - Identify alternative financing methods.
    - Identify alternative maintenance entities and funding.
    - Identify phasing.
    - Identify plans for the use of reclaimed water, as appropriate.
    - Review need for special purpose parks.
  4. Chula Vista Landscape Manual  
As provided in the Chula Vista Landscape Manual, the following is an overview of the

park and open space development process and specific submittal requirements. The Park design process is to be approved by the Director of General Services.

## 5. Parks

The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below:

- **Concept Plan:**  
The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to, meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan.”
- **Master Plan:**  
The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, mounted on foam-core. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.
- **Design Development:**  
This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, etc., are to be analyzed and determined.
- **Construction Documents:**  
The Construction Document phase consists of the preparation, review and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

## 6. Public Open Space

Public open space for the SPA Plan area meets the requirements of the Otay Ranch Resource Management Plan (RMP). The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

- **Open Space Concept and Analysis Plan:**  
The Concept Plan for an Open Space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various Open Space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the “Code” system utilized by the City; gross area of each lot and the total area of all Open Space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, etc.”

- **Master Plan:**  
The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan, mounted on foam-core and will be retained by the Parks & Recreation Department for presentation purposes and archival data.
- **Construction Documents:**  
The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

7. Streetscape (Medians and Parkways) The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

- **Streetscape Master Plan:**  
The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens.
- **Construction Documents:**  
The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.”

7. SPA Plan Public Facilities Finance Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area’s fair share of facility or service capacity.

8. Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- a. Tentative Map requirements:
  - Include local park sites in Conditions of Approval;
  - Identify funding for local parks and determine a schedule for the payment of pad fees;
  - Review existing or proposed trails on adjacent properties to ensure linkages;
- b. Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map);
  - Include all park, recreation, open space and trails;
  - Identify ownership and maintenance responsibilities
- c. Final Map requirements:
  - Identify ownership and maintenance responsibilities
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines
- d. Building Permit Requirements: Pay impact fee (if established)

## **II. Otay Ranch Goals and Policies**

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

**Goal:** Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

**Objective:** Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

**Policy:** Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

**Objective:** Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

**Policy:** Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.

**Policy:** Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

**Policy:** Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.

**Objective:** Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.

**Policy:** Provide a minimum of 3 acres of neighborhood and Community Park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

**Policy:** Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts is encouraged.

**III. Park Requirements**

**A. Chula Vista Municipal Code**

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are three types of housing: Single Family dwelling units (defined as all types of single family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments) and Mobile Homes. Single Family Housing is defined as a freestanding structure with one residential unit. Multi-Family Housing is defined as any freestanding structure that contains two or more residential units. Parkland dedication requirements are shown below on Table 1.

**Table 1  
Estimated Required Park Land Dedication**

<b>UNIT TYPE</b>	<b>TARGET NUMBER OF UNITS</b>	<b>PARK AREA/DU</b>	<b>TOTAL AC</b>
Single Family	0	460 sf      0.	0 ac
Multiple Family	900	341 sf	7.05
Total	900		7.05

The GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and Community Parks and open space. A component of the SPA Plan includes a Public Facilities Finance Plan (PFFP) which further analyzes and determines park requirements and phasing.

The actual park acreage requirements will be based on the actual number of residential units (and projected population) approved on the subsequent Development Agreement and Final Map(s) for FC2. The Development Agreement shall identify how park requirements will be satisfied.

**IV. Park and Recreation Program**

The Park and Recreation Program includes the following:

1. Public Parks
2. Private Recreation
3. Ownership and Maintenance
4. Connections

**A. Public Park**

The project is responsible for both the park development component and the acquisition component PAD Fees. The project parkland demand is 7.05 acres based on CVMC 17.10 (Table H.3). The project will meet its parkland obligation of 7.05 acres through two separate mechanisms. The obligation of the first 600 residential units will be met through the provision of a 2-acre public park enhanced to a value equivalent to 4.69 acres of parkland. The remaining 300 units will satisfy the remaining 2.36 acres of obligation through payment of a Park Benefit Fee (per the Project’s Development Agreement) equal to the PAD fees (both Acquisition and Development components) for multi-family units.

Table H.5 identifies the estimated City of Chula Vista October 2018 fees for the Parkland Acquisition and Development Component of the PAD fees paid for the first 600 units in FC-2 and the Park Benefit Fee paid for units 601 through 900 in FC-2.

**Table 2  
FC-2 Multi-Family Acquisition and Development Fee (Preliminary Calculation)**

<b>MF Units</b>	<b>MF Acquisition Fee \$9,408</b>	<b>MF Development Fee \$5,859</b>	<b>Park Benefit Fee \$15,267</b>	<b>Total</b>
<b>600</b>	\$5,644,800	\$3,515,400	-	\$9,160,200*
<b>300</b>	-	-	\$4,580,100	\$4,580,100
<b>Total:</b>				<b>\$13,740,300</b>
* Figures in this table are preliminary estimates and shall be recalculated at the time when the obligations are due as determined by the Development Agreement. This table does not include credit for the 2-acre park and Development Agreement required park enhancements				

# Concept Design for FC-2 Park



See Park Program Element on next page

Exhibit P-1

## **PROGRAM ELEMENTS**

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- 1 Open Lawn / Flexible Event Space
  - 2 Amphitheater seating with informal staircase
  - 3 Shallow Reflecting Water Feature With Pop-Jets
  - 4 Comfort Station, Storage Building and Mechanical Room
  - 5 Trash and Recycling Enclosure
  - 6 Outdoor Shower & Drinking Fountain
  - 7 Tensile shade structure
  - 8 Community table and flexible seating
  - 9 Flexible Use Plaza
  - 10 Picnic Area w/BBQ's
  - 11 Palm Oasis / Dry Arroyo / Informal Play with D.G.
  - 12 Informal Play Bridge
  - 13 Treehouse With Rubber Surface
  - 14 Custom Hillside Slide - HDPC
  - 15 Informal Timber Staircase
  - 16 Informal Boulder Staircase
  - 17 Monument Sign Location
  - 18 Park entrance from residential edge
  - 19 Privacy Berm
  - 20 Food truck parking
  - 21 Back-in diagonal parking
  - 22 Trellis Shade Structure
  - 23 Bike Rack & Repair Station (at 1 location only)
  - 24 CIP Concrete Curved Staircase
  - 25 Artistic Stainless Steel Misters
  - 26 Water Walls w/ layer jets
  - 27 Artificial Turf Hill / Slide
  - 28 Natural Play Logs and Stumps
  - 29 Modular Fitness Station
  - 30 CIP Concrete Seatwalls
- Property Line

**Exhibit P-1, Continued**

## B. Private Recreation

Private recreation facilities, common open space, and walkways will be provided as an integral component of the residential site plan. The concept for private recreation facilities includes two primary facilities as shown in Exhibit P-2 below. One serves the west side and the other serves the west side of the project. The public park is centrally located serving both sides and conveniently accessible to the general public.



Exhibit P-2

C. Ownership and Maintenance:

The ownership, maintenance, and dedication requirements for the Public Park shall be as established in the Development Agreement. The ownership and maintenance of the private recreation facilities, common open spaces, and off-street walkways shall be by the private homeowners association for the residential areas.

D. Connections:

Both the public and private parks are connected internally by a system of walkways as shown on Exhibit P-3, Park Connections. Additionally, these connect to public parks off-site in adjacent villages.

# Park Connections



**Exhibit P-3**